

# Community Planners Committee

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## **CPC DRAFT MINUTES FOR MEETING OF JULY 23, 2019**

### **MEMBERS PRESENT:**

Barry Schultz, Carmel Valley (CV)	Mark Freed, Otay Mesa (OM)
Sandi Hazlewood, Chollas Valley (CHV)	Jason Legros, Pacific Beach (PB)
Erin Cullen, Clairemont (CLMT)	Robert Goldyn, Peninsula (PEN)
Jose Reynoso, College (COL)	Vicki Touchstone, Rancho Bernardo (RB)
Linda Godoy, Eastern (EAS)	Jon Becker, Rancho Penasquitos (RP)
Michael Nazarinia, Greater Golden Hill (GH)	Marc Lindshield, San Pasqual (SP/LH)
Deborah Sharpe, Kensington/Talmadge (KT)	Wally Wulfeck, Scripps Ranch (SR)
Matt Mangano, La Jolla (LJ)	Bryce Niceswanger, Serra Mesa (SM)
Howard Wayne, Linda Vista (LV)	Guy Preuss, Skyline/Paradise Hills (SPH)
Wayne Cox, Mira Mesa (MM)	Robert Leif, Southeastern (SE)
Jonathan Frankel, Mission Valley (MV)	Emily Whittemore, Tierrasanta (TIRSN)
Tim Taylor, North Park (NP)	Brad Remy, Torrey Pines (TP)
Gary Weber, Normal Heights (NH)	Roger Cavanaugh, University (UN)

**VOTING INELIGIBILITY/RECUSALS:** Barrio Logan, Carmel Mountain Ranch, Chollas Valley (Encanto), Del Mar Mesa, Keady Mesa, Otay Mesa Nestor, San Ysidro, Torrey Hills, Uptown.

**Guests:** Randy Steffler, Kathleen Lippitt, Lara Gates, Nika Bukalova, Sandra Wetzel-Smith, Michele Addington.

**City Staff/Representatives:** Tony Kempton, Lisa Lind.

**NOTE:** *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

### **1. CALL TO ORDER:**

Chair Wally Wulfeck called the meeting to order at 7:00 pm and proceeded with roll call.

### **2. NON-AGENDA PUBLIC COMMENT: 2 minutes per issue.**

Kathleen Lippitt spoke on the marijuana industry, fines for operators, and Proposition 64.

### **3. MODIFICATIONS AND APPROVAL OF AGENDA:**

Chair Wulfeck announced there were no modifications to the agenda.

**4. APPROVAL OF THE MINUTES OF JUNE 25, 2019:**

The minutes were approved with a change to reflect the June attendance record as follows: Matt Mangano substituted for David Gordon for La Jolla, Howard Wayne represents Linda Vista, not Naveen Waney, and Emily Whittemore represented Tierrasanta, not Michael Ogilvie. Ayes: COL, EAS, GH, KT, LJ, LV, MM, NP, PB, RB, RP, SP/LH, SR, SM, S/PH, TIRSN, UN. Nays: 0. Abstain: CV, CHV, CLMT, MV, NH, PN, SE.

**5. PROPOSED AMENDMENTS TO THE CITY OF SAN DIEGO'S INCLUSIONARY AFFORDABLE HOUSING REGULATIONS – Action Item**

Lara Gates, Chief of Policy, Council District 9 reported on amendments to the City of San Diego's Municipal Code Chapter 14, Article 2, Division 13 for on-site inclusionary housing requirements, alternative compliance measures including an updated in-lieu fee and incentives for on-site construction of inclusionary units. Gates explained the inclusionary housing regulations and in-lieu fee. Then in 2017 Assembly Bill 1505 enabled the City to revisit the methodology for inclusionary regulations and permit on-site affordable housing to help address the housing crisis. Gates then provided some background on inclusionary housing and goals based on a financial analysis and the current proposal for 10% inclusionary onsite at 50% AMI for rental and 10% at 100% AMI or 15% at 120% AMI for for-sale units. Alternative compliance may be accomplished by payment of an in-lieu fee, on-site or off-site production, land dedications and/or acquisition/rehabilitation of existing units. The item will be before City Council on July 30, 2019.

**Board Comment:**

Several members' questions focused on percentages and figures that were cited in the presentation, discussed factors in housing costs and construction costs, density bonus provisions, Development Impact Fees (DIF), and current estimates of housing production and the Regional Housing Needs Assessment (RHNA) for San Diego. Gates responded with data, recommendations from financial analysis, and clarified that the inclusionary housing regulations are separate from the City's density bonus regulations.

**Motion:**

Approve the proposal and include affordable farm labor housing in future amendments. Ayes: CV, COL, EAS, GH, KT, LJ, LV, MM, MV, NH, NP, OT, PB, PEN, RB, RP, SP/LH, SR, SM, SE, TIRSN, TP, UN. Nays: OB, S/PH. Abstain: CLMT.

**6. CAPITAL IMPROVEMENT PROGRAM - Information Item**

Alfred Bajet, Public Works reported of the status of CPG's submissions to the FY 21-25 Capital Improvement Program (CIP) survey. The Public Works department subsequently compiled the data from the 238 responses. For planning groups that haven't submitted their lists or priority rankings, a new link will be sent out with a due date of July 29. The next step is to forward the results to the Asset Management Department by August 6, 2019.

**Board Comment:**

Several members commented that it was difficult to enter or track information on the spreadsheet provided by Public Works to track CIP requests. Including the project title on the spreadsheet was also mentioned as a suggestion. Bajet volunteered as a contact for Public Works to help with issues respondents were having. Several members explained their process to get community input before making a decision on the project list, including articles in newsletters, sending emails to their listserve, and reaching out to community organizations. A member asked if community members could provide additional input to the CIP process. Wulfeck replied that a decision was reached that they should go through their respective planning groups and the Council office.

**REPORTS TO CPC:**

- Lisa Lind reminded members of an upcoming Brown Act training on July 25. Lind also said that the Planning Department has new staff and some assignments have changed and the Community Contact List will be subsequently updated.
- Subcommittee Report – None
- Chair Report – Wally announced July 24 as the deadline for submittal of possible ballot items for the November general election. Wally submitted his own item that amends the City Charter to allow planning groups, which he said would remove the reference in the letter to City Council by Circulate San Diego that the City Charter does not allow planning groups as currently constituted.
- CPC Member Comments – A member said a project for the Central Village in Otay Mesa will be going to City Council on July 29, 2019. The project design does not have gravity fall sewer but only services the project. Another member mentioned non-toxic alternatives to pesticides are available.

**ADJOURNMENT TO NEXT REGULAR MEETING: AUGUST 27, 2019:** The meeting was adjourned by Chair Wally Wulfeck at 8:41 PM.